



City of Seattle

Department of Planning & Development

D. M. Sugimura, Director

EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3017655

Address: 748 11th Avenue E

Applicant: Bradley Khouri, B9 Architects

Date of Meeting: Wednesday, August 27, 2014

Board Members Present: Natalie Gualy (Chair)
Michael Austin
Curtis Bigelow
Dan Foltz
Christina Orr-Cahall
Kevin Price

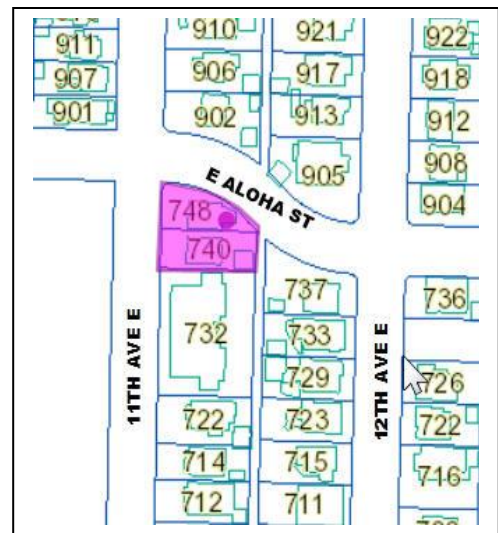
DPD Staff Present: Lindsay King, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise Three (LR3)

Nearby Zones: (North) SF5000
(South) LR3
(East) SF5000
(West) LR3

Lot Area: 9,500 sf



Current Development:	The subject site is located on the northeast corner of 11th Avenue E and E Aloha Street. The site consists of two lots and each contains an existing single family residence. The site slopes up from the 11th Avenue E right-of-way toward the east property line. In total, the grade change is approximately 12 feet across the site. The site sits approximately 6 feet above the 11th Avenue E sidewalk where an existing rockery is located. The site contains some mature trees and vegetation. E Aloha Street is designated as a minor arterial street. The site is also located within the Capitol Hill Urban Center.
Access:	Vehicular and pedestrian access is available from 11th Avenue E, E Aloha Street and an improved alley along the east property line.
Surrounding Development:	The neighborhood is characterized primarily by single family homes, with a few low- and mid-rise apartment and condominium buildings, most of which date from the early to mid-twentieth century. The single condominium building directly south of the subject lot is four stories tall. The remainder of the buildings are building 2-3 story single family homes and single family homes converted to multifamily structures. Most of these buildings occupy only one or two parcels, creating a fairly consistent scale of development throughout the neighborhood. Many of the existing buildings are set back from the street and from adjacent property lines. Buildings are clad in a variety of materials including wood and brick. To the west of the site is Lowell Elementary School with its large playground occupying the entire block. One block to the north is Volunteer park.
Neighborhood Character:	The area is well served by transit and is beginning to be developed with higher density multi-family residential structures. A light rail station, to open in early 2016, is located five blocks from the subject lot.

PROJECT DESCRIPTION

Early Design Guidance for a four story 36 unit apartment structure. No parking is proposed. The existing structures will be demolished.

EARLY DESIGN GUIDANCE MEETING: August 27, 2014

PUBLIC COMMENT

Multiple members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

Building Massing and Setbacks

- Felt proposed building does not relate to other buildings along 11th Avenue E, which provide a setback 30-40 feet from the street. Felt building should provide a larger setback to each street.
- Felt massing should provide a sensitive transition to single family neighbors across the street.
- Concerned about the privacy impacts of the top story looking into adjacent homes and open spaces.
- Felt building massing should relate to the sloping topography of the site.
- Felt neighbors should be able to participate in determining how the height of the structure is measured.
- Concerned about the noise impacts of the exterior walkways in the open courtyard.
- Expressed concern that building location will compromise existing sight lines while exiting from the alley onto the E Aloha Street arterial.
- Felt entrance is more appropriate on 11th Avenue E.
- Felt entrance should be located off of Aloha Street.
- Felt the entrance to the courtyard space should be located on the corner.

Architectural Character and Materials

- Felt project does not respect or enhance neighborhood character. Expressed concern that the modern proposed design is not in character with the neighborhood.
- Would like to see a higher quality material, such as brick, used consistent with the existing architectural character and 1910 and 1920 English brick historic context.
- Felt the Gatsby should be used as a design inspiration for the subject site; incorporating quality materials and finishes.
- Would like to see a building that looks like a house.
- Would like to see substantial glazing along the west façade to utilize existing views.

Density [Staff Note: Density concerns are not within the Design Review Board purview]

- Felt each parcel should be developed separately.
- Felt a townhouse development is more appropriate for the neighborhood.
- Concerned about the demolition of century old homes to provide high density multifamily structures.
- Felt building should include less units.
- Felt unit sizes are too small.
- Felt development should include a mix of residential unit sizes.
- Concerned a high density building will have high turnover in residents.

Parking and Loading [Staff Note: Parking concerns are not within the Design Review Board purview]

- Concerned about lack of parking provided.
- Felt a loading area for residence should be provided on site.
- Concerned about the potential for a passenger loading area on Aloha.

Landscaping

- Noted there is a large, mature tree on the north lot.
- Expressed support for proposed landscaping.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE: August 27, 2014

1. **Massing and Building Location.** The Board unanimously favored the preferred massing option 3 which include both north and south facing courtyard space. The Board also directed the massing to include a sensitive transition to the surrounding single family homes and residential uses.
 - a) The Board felt the applicant should study the height of the structure in relationship to the adjacent structures. The Board directed the applicant to explore upper level setbacks on the E Aloha Street, 11th Avenue E façade, and the south façades. The Board felt the massing study should:
 - i) Demonstrate a sensitive transition to the residential uses surrounding the site (CS2-D and DC2-A2).
 - ii) Provide massing relief at the corner at E Aloha Street and 11th Avenue E, which currently contains the tallest portion of the structure on the lowest point of the site (CS2-C1 and DC2-A2).
 - iii) Allow more access for light and air access to the front portion of the site on Aloha Street (CS1-B2, CS2-III, DC3-liv).
 - b) The Board felt the applicant should reconsider the proposed rooftop deck. Removing the stair and elevator penthouse would reduce the height of the structure and allow additional resources to apply a quality material application and enhancements in the courtyard open spaces provided at ground level (CS2-D).
 - c) At the Recommendation Meeting, the Board requested to review further clarification on the treatment of the east and south façades to maintain privacy between the residential structures. The Board requested a window overlay diagram and site sections, including adjacent structures, to better understand the relationship between the buildings (CS2-D5 and DC2-B1).
2. **Courtyard.** The Board felt the proposed courtyard was consistent with the Capitol Hill vernacular and neighborhood specific guidelines. The Board noted that Design Alternative three provided the best design alternative by locating courtyards on both the north and south façade.
 - a) The Board enjoyed the design which utilizes the existing sloping topography to locate courtyards at multiple levels. However, the Board also noted that

thoughtful lighting and good landscaping was necessary for the lower courtyard to be successful (CS1-C2, DC3-A1 and B2).

- b) The Board felt the materiality, landscaping and lighting must be well considered for each courtyard space to help activate the space as an amenity for residents at a scale suitable for the neighborhood (PL2-B, PL3-A, DC1-A2, DC3 a1 and B2, DC3-ii, DC4).

3. Entry. The Board unanimously supported the entrance on Aloha Street, which breaks up the massing facing the single family zone and allows visual access from the street and sidewalk in to the courtyard area.

- a) The Board noted that the entry on Aloha Street allows additional space for the uninterrupted landscape terraces on 11th Avenue E. The Board felt the low retaining wall landscape terraces are particularly important for the project as a connection to the existing landscape context. At the Recommendation Meeting the Board requested to review a well detailed landscape plan which demonstrates how the lush landscape buffer demonstrated within the EDG packet will be achieved PL3-B, DC3-C1 and C3, DC3-iv, DC3-II).
- b) The Board felt access to services along 11th Avenue E was more appropriate than on Aloha Street. At the Recommendation Meeting, the Board requested to review additional information demonstrating how the service space and doorway would be treated to provide a quality pedestrian experience along the street (CS1-C2 and DC1-C4).
- c) At the Recommendation Meeting, the Board would like to see the where solid waste and recycling storage space staging will occur (DC1-C4).

4. Materials. The Board encouraged use of durable, quality materials, respectful of the existing materiality context of the historic neighborhood.

- a) The Board felt to successfully integrate a modern architectural concept into a historic neighborhood context the building must include a very high-quality material application that is consistent with the existing historic context. The Board highly encouraged the use of brick, consistent with the existing 1910 and 1920 context (CS3-A1, CS3-A3, CS3-I, DC2, DC4-A1, DC4-II).
- b) The Board noted cement panel siding and a colorful material application would not be appropriate for this location in the city (CS3-I, DC4-A1).
- c) The Board also noted that the scale of the material is particularly important and that quality should be expressed in each architectural detail: windows, steps, railing, lighting, and fenestration (DC4-A1).

The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Capitol Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-v. Multiple Frontages: For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments.

CS2-III Height, Bulk, and Scale Compatibility

CS2-III-i. Building Mass: Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

CS2-III-iii. Sunlight: Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

Capitol Hill Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-iv. Materials: Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Capitol Hill Supplemental Guidance:

PL2-I Human Scale

PL2-I-i. Building Entries: Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building’s architecture.

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Entryways: Provide entryways that link the building to the surrounding landscape.

PL2-II-ii. Link Open Spaces: Create open spaces at street level that link to the open space of the sidewalk.

PL2-III Personal Safety and Security

PL2-III-i. Lighting/Windows: Consider

- a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties
- b. architectural lighting to complement the architecture of the structure
- c. transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C Secondary Architectural Features

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Capitol Hill Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Open Space: Incorporate quasi-public open space with residential development, with special focus on corner landscape treatments and courtyard entries.

DC3-I-ii. Courtyards: Create substantial courtyard-style open space that is visually accessible to the public view.

DC3-I-iv. Upper-floor Setbacks: Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

DC3-I-vi. Landscape Materials: Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

DC3-II Landscape Design to Address Special Site Conditions

DC3-II-i. Aesthetic Consistency: Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

Capitol Hill Supplemental Guidance:

DC4-II Exterior Finish Materials

DC4-II-i. Building exteriors: Should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.
4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.

5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance Meeting no departures were requested.

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.